

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, March 26, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1451 College Avenue (To Allow a Major Family Day Home)

Public hearing to consider a request from Flor Asuzena Bautista for a special use permit per Section 10-3-40 (6) of the Zoning Ordinance to allow a major family day home in the R-2, Residential District. The +/- 7,167-square foot property is addressed as 1451 College Avenue and is identified as tax map parcel 51-I-21.

Rezoning – 1211, 1225, 1245 & 1261 Port Republic Road (Weston Park) (R-1 to R-8C)

Public hearing to consider a request from PRR 1 LLC to rezone four parcels totaling a +/- 19.66-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The parcels are addressed as 1211, 1225, 1245 & 1261 Port Republic Road and are identified as tax map parcels 88-F-7, 8, 9 & 10.

Special Use Permit – 1211, 1225, 1245 & 1261 Port Republic Road (Weston Park) (To Allow Attached Townhomes of not More than 8 Units in the R-8)

Public hearing to consider a request from PRR 1 LLC for a special use permit per Section 10-3-59.4 (1) of the Zoning Ordinance to allow attached townhomes of not more than eight (8) units in the R-8, Small Lot Residential District. The +/- 19.66-acre property consists of four parcels addressed as 1211, 1225, 1245 & 1261 Port Republic Road and are identified as tax map parcels 88-F-7, 8, 9 & 10.

Rezoning – 705 & 707 North Main Street (M-1 to B-1C)

Public hearing to consider a request from Edwin E Joya to rezone a +/- 2,338-square foot portion of a +/- 20,300-square foot parcel from M-1, General Industrial District to B-1C, Central Business District Conditional. The parcel is addressed as 705 and 707 North Main Street and is identified as tax map parcel 40-T-8.

Rezoning – 2028 East Market Street (R-1 and B-2C to B-2C, Proffer Amendment)

Public hearing to consider a request from Aldi (N.C.) LLC to rezone a +/- 1.68-acre portion of a +/- 4.91-acre parcel from R-1, Single-Family Residential District and B-2C, General Business District Conditional to B-2C, General Business District Conditional. Existing proffers associated with the B-2C portion of the parcel would be amended. The parcel is addressed as 2028 East Market Street and is identified as tax map parcel 73-B-4.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

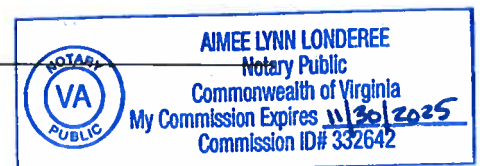
Given under my hand this 27th day of February, 2024

City Clerk

Subscribed and sworn to before me this 27th day of February, 2024 a Notary Public in and for the Commonwealth of Virginia.

Aimee Lynn Londerree
Notary

My commission expires 11/30/2025



GIBSON KENNETH W
1317 PORT REPUBLIC RD
HARRISONBURG VA 22801

RODNEY & SYLVIA EAGLE TRUSTEES & RODNEY L
EAGLE & SYLVIA L EAGLE LIVING TRUST
1188 PORT REPUBLIC RD
HARRISONBURG VA 22801

TIMOTHY SCOTT BILLER & MICHELE P BILLER
210 GARBERS CHURCH RD
HARRISONBURG VA 22801

HIETT MATTHEW S
1510 APPLE RIDGE CT
HARRISONBURG VA 22801

POLEACOV ALEXANDR MARGARETA
1214 PORT REPUBLIC RD
HARRISONBURG VA 22801

JEREMY M ROSE & LESLEY H ROSE
1540 APPLE RIDGE CT
HARRISONBURG VA 22801

STEVEN K KOPP & JOANNE M KOPP
1530 APPLE RIDGE CT
HARRISONBURG VA 22801

JAMES C RUPE & HEATHER T RUPE
1520 APPLE RIDGE CT
HARRISONBURG VA 22801

SHICKEL JON F
1204 PORT REPUBLIC RD
HARRISONBURG VA 22801

LONG PAUL R DELORES W
1206 PORT REPUBLIC RD
HARRISONBURG VA 22801

JIMMY INTHAVONGXAY & BAYSY N
INTHAVONGXAY
1208 PORT REPUBLIC RD
HARRISONBURG VA 22801

JBD PROPERTIES LC
3909 CAVALRY LA
PENN LAIRD VA 22846

DANIELS STEVEN C
1212 PORT REPUBLIC RD
HARRISONBURG VA 22801

JOSHUA E HERRING & TAYLOR L JONES
1210 PORT REPUBLIC RD
HARRISONBURG VA 22801

PRR 1 LLC
20428 BOWFONDS ST
ASHBURN VA 20147

RADHEY LLC
121 BROADVIEW AVE
WARRENTON VA 20186

RAMIREZ ADOLFO MARIA
1310 PORT REPUBLIC RD
HARRISONBURG VA 22801

LE CHIEN D & PHUOC THI H TRAN
1170 PORT REPUBLIC RD
HARRISONBURG VA 22801

RIZVI REENA
1581 SKYLARK LA
HARRISONBURG VA 22801

QARADAGHI ALI OMER
1571 SKYLARK LA
HARRISONBURG VA 22801-7619

KUKOLJ PREDRAG GORDANA
1270 KING EDWARDS WAY
HARRISONBURG VA 22801

MILL RACE COURT LC
3909 CAVALRY LA
PENN LAIRD VA 22846

GANDHI HENNA T
1340 LITTLE SORREL DR
HARRISONBURG VA 22801

CHARLES S JARRELS & EMILY E RHODES
1350 LITTLE SORRELL DR
HARRISONBURG VA 22801

KARWAN SAED & SADIA M SAED
1360 LITTLE SORREL DR
HARRISONBURG VA 22801

JBD PROPERTIES LC
3909 CAVALRY LA
PENN LAIRD VA 22846

HARRISONBURG COMMUNITY HEALTH CENTER
INC
PO BOX 308
HARRISONBURG VA 22803

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INC
PO BOX 308
HARRISONBURG VA 22803

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

Port

BYLER KEVIN R SANDRA J
1401 COLLEGE AVE
HARRISONBURG VA22802

51110

PAUL S COOK & GAY MARCILLE
FREDERICK
1481 N COLLEGE AVE
HARRISONBURG VA22801

51122

FLOR ASUZENA BAUTISTA
1451 COLLEGE AVE
HARRISONBURG VA22802

51121

HURST HOUSE LLC
575 SECOND ST
HARRISONBURG VA22802

51B7

EASTERN MENNONITE UNIVERSITY
1200 PARK RD
HARRISONBURG VA22802

51B1

BARRETT S HART JR
1219 PARKWAY DR
HARRISONBURG VA22802

5112

MILLER MARTIN R KAREN B
1218 WEST DOGWOOD DR
HARRISONBURG VA22802

5119

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

College

73 C 3

CHRISTOPER WILLIAM S IRENE S CO-
TRUSTEES
PO BOX 182571
COLUMBUS OH43218

78 C 3

SM VALLEY MALL LLC
PO BOX 4085
SANTA MONICA CA90411

78 C 3C

SM VALLEY MALL LLC & ATT: EVAN
STAGGS/MACERICH RE TAX DEPT
PO BOX 4085
SANTA MONICA CA 90411

78 C 9

TAP INVESTMENTS LLC
PO BOX 6159
ROANOKE VA24017

74 F 6

BI SKYLINE LLC
2050 M STREET NORTHWEST SUITE
800
WASHINGTON DC20036

Market

73 B 1

SPOTSWOOD COUNTRY CLUB INC
1980 COUNTRY CLUB RD
HARRISONBURG VA22802

73 B

ALDI (N.C.) LLC
2050 M STREET NORTHWEST SUITE
800
WASHINGTON DC20036



41 N 2

COPPERPEN LC
716 N MAIN ST
HARRISONBURG VA22802

40 T 10

HARRISONBURG REDEVELOPMENT &
HOUSING AUTHORITY
HARRISONBURG VA22803

N Main

40 T 18

CENTER FOR HEALTH AND HUMAN
DEVELOPMENT
340 MARYLAND AVE
HARRISONBURG VA22801

40 T 7

JOYA EDWIN E
703 N MAIN ST
HARRISONBURG VA22802

40 T 7A

RIVERO-MARTINEZ JUAN ALFREDO
& MIRELLA RODRIGUEZ-SANCHEZ
16 W WASHINGTON ST
HARRISONBURG VA22802

40 T

PAVEL N KHOSHNAW NASRADEEN
AZIZ KHOSHNAW & MASSAUD M
RASHEED
1331 LITTLE SORREL DR
HARRISONBURG VA22801

